

# INVITATION FOR EXPRESSION OF INTEREST (EOI) DEVELOPMENT, OPERATION, AND MANAGEMENT OF MUNICIPAL PLOTS THROUGH JOINT VENTURE PARTNERSHIP

The Kigamboni Municipal Council is pleased to invite eligible and qualified private-sector partners, both local and international, to submit their Expression of Interest (EOI) for the development, operation, and management of designated municipal plots. The development shall be undertaken on a single lot basis per plot, under a Joint Venture Agreement financing model.

## SCOPE OF WORK

Selected partners will be expected to:

1. **Finance, design, construct, operate, manage, maintain, and transfer** the proposed facilities.
2. Ensure compliance with all applicable **local and international quality, safety, and environmental standards**.
3. Observe all relevant **local and international laws and regulatory frameworks** throughout the project lifecycle.

## SUBMISSION REQUIREMENTS

Interested investors are required to submit the following documents:

- a) Company Profile – Demonstrating experience and proof of successfully implementing at least five similar projects in Sub-Saharan Africa.
- b) Technical and Financial Capability Statements – Detailing the firm's expertise and financial strength.
- c) Development Concept – Including detailed design, financing cost estimates, and land use plan for the proposed facility.
- d) Feasibility Study – Providing market, technical, and financial feasibility of the proposed investment.
- e) Operational Plan – Clearly outlining the management, staffing, and maintenance strategies for the facility.
- f) Concession Details – Proposed duration of concession and financial terms including land lease and revenue-sharing arrangements with Kigamboni Municipal Council.
- g) Proof of Financial Capacity – Showing the investor's ability to fund the entire

**The following plots are proposed to invitation for express interest**

### List of Municipal Plots and Recommended Investment Uses

S/ N	PLOT NO.	LOCATION / PLACE	PLOT SIZE	LATITUDE AND LONGITUDE	RECOMMENDE D USE
1	57B Oysterbay	Oysterbay,	2471ha	Latitude 6° 46' 48" S Longitude 39° 16' 48" E	High-end residential apartments
2.	P 34	Mtoni- Temeke	5253Sqm	Latitude 6° 46' 48" S Longitude 39° 16' 35" E	Inland container depot/ residentila apartment



3	P 50	Mtoni-Temeke	3936sqm	Latitude 6°52' 24" S Longitude 39°16'38" E	Student hostel/ Inland container depot/ residential apartment
4	P.161,163,165, 167	Chang'ombe	20040sqft= 1,861.64 sqm	Latitude 6°50'57" S Longitude 6°50' 5" E	Student hostel/High-end residential apartment
5	P13729	gezaulole	0.43422ha	Latitude: 6°52' 15" S Longitude 39°23'17" E	Shopping Mall/Business center
6	P11427	gezaulole	0.4432ha		Gas filling station
7	P11440	Gezaulole	0.4432ha	Latitude 6°49' 35" S Longitude 39°23' 11E	Hotel/
9	P52830	Kigamboni	03520ha	Latitude 6°49' 35" S Longitude 39°18'43 S	Student hostel
10	Kibada old dispensary	4275	1400 SQM	Latitude: 6°53'23 S Longitude:39°20' 20'E	Shopping Mall/Business Center
11	P13718	Gezaulole	3067 SQM	Latitude 6°52' 13' S Longitude 39° 23'11"E	Business center
12	P13719	Gezaulole	2409 SQM	Latitude 6° 52' 15' S Longitude 39°23'11"E	Business center
13	P13732	Gezaulole	2456 SQM	Latitude 6° 52' 16' S Longitude 39 23'11"E	Business center
14	P13727	Gezaulole	2398 SQM	Latitude 6° 52' 17' S Longitude 39°23'11"E	Business center
15	P13720	Gezaulole	2356 SQM	Latitude 6 52' 17' S Longitude 39 23'11"E	Business center
16°	P13716	Gezaulole	3227 SQM	Latitude 6° 52' 13' S Longitude 39° 23'13"E	Business center
17	P13731	Gezaulole	2000 SQM	Latitude 6° 52' 15' S Longitude 39° 23'13"E	Business center
18	P13723	Gezaulole	2000 SQM	Latitude 6° 52' 17' S Longitude 39° 52'17"E	Business center
19	P13730	Gezaulole	2012 SQM	Latitude 6° 52' 19' S Longitude 39° 23'13"E	Business center
20	P13722	Gezaulole	2000 SQM	Latitude 6°52' 16' S Longitude 39° 23'13"E	Business center

#### IMPORTANT NOTES

All interested parties must **not have any conflict of interest** or **ongoing legal disputes** with Kigamboni Municipal Council or any other public institution in Tanzania that may affect the integrity of this investment.



Kigamboni Municipal Council looks forward to partnering with reputable investors in delivering transformative infrastructure that aligns with the municipality's strategic development vision.

## **NOTICE TO INTERESTED INVESTORS**

### **Clarifications:**

All clarification inquiries regarding this Expression of Interest (EOI) should be submitted in writing and will be responded to **within three (3) working days** from the date of receipt.

### **Site Visits:**

Interested investors who wish to conduct physical site visits to the proposed plots are welcome to do so between **11st, August and 14th August 2025**. Appointments for visits can be arranged through the following channels:

Written Request: Addressed to:  
The Municipal Director  
Kigamboni Municipal Council  
P.O. Box 36009  
Dar es Salaam

**Contact Person- +255 783550224**

### **Submission of EOI Documents:**

All interested investors are required to submit their **sealed, written Expressions of Interest (EOI)** clearly marked and addressed to:

**The Municipal Director**  
Kigamboni Municipal Council  
P.O. Box 36009  
Kigamboni-Dar es Salaam

The deadline for submission is **Friday, 15<sup>th</sup>, August 2025**.

### **Important Notice:**

**Late submissions will not be considered** for evaluation under any circumstances.

  
Erasto N. Kiwale

Kigamboni Municipal Council

